

CITY OF EDEN, N.C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, June 21, 2022 at 6 p.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Neville Hall
Council Members:	Gerald Ellis, attended remotely Jerry Epps, attended remotely Phillip Hunnicutt Kenny Kirkman Bernie Moore Bruce Nooe Tommy Underwood
City Manager:	Jon Mendenhall
City Attorney:	Erin Gilley
City Clerk:	Deanna Hunt
Media:	Roy Sawyers, Rockingham Update

MEETING CONVENED:

Mayor Hall called the regular meeting of the Eden City Council to order and welcomed those in attendance. He asked that Mike Moore, of Mike Moore Media, be remembered as he tried to attend all the meetings but was currently facing some health issues. Pastor Les Herod gave an invocation followed by the Pledge of Allegiance led by Deputy Fire Chief James Slaughter.

PROCLAMATIONS AND RECOGNITIONS:

- a. Recognition: Season and Playoff Champions – the 10U Prowlers Red Team.

Mayor Hall called Parks & Recreation Director Terry Vernon, Baseball Director Ben Curtis, and the Prowlers team forward.

Mr. Curtis recognized the team and explained they were named Red because there were enough participants for two teams, 10U Red and 10U Gray. The team went undefeated, winning first in the regular season and first in the playoffs. There were 13 teams in their age group across Rockingham County. The team they beat in the championship game was coached by Eden people and half the team were from Eden. They were working to get Eden kids and coaches back in Eden sports through the rec program. He appreciated everything City Manager Jon Mendenhall did. Without his guidance, approval and wallet, it could not have been done. Each of the winning players got a quarter-zip pullover at the banquet, along with rings. The Prowlers had an advantage with Freedom Park and access to three fields, whereas other teams mostly had one. The Prowlers ended up with nine teams between baseball and softball and put Freedom Park to a lot of use. He again thanked Mr. Mendenhall and City Council for funding the experiment. He hoped they liked the results.

Mayor Hall thanked Mr. Curtis for organizing the program. It was not long before when the Parks & Recreation sports events were in really bad shape. It took a lot of effort, a lot of work and unbelievable dedication and persistence to get the programs back to where they were. They had a very successful football program and now a championship baseball program. It started with Mr. Curtis but it also went down to the coaches. They were dedicating their time and energy to be out there and making it a fun learning experience while outside playing games the way it used to be. He appreciated what they had done as an organization. He thanked the parents, families and friends who supported the players.

- b. Recognition: Eden Drug for 40 years in business.

Mayor Hall called owners Pete and Debbie Crouch to come forward along with their staff. He said Eden Drug just celebrated their 40th anniversary June 10. He noted there was a tremendous turnout for their hotdog giveaway. It was fun. The business was started by Wendell Evans and Willie Shoemaker at the building on the

corner of Stadium Drive and Van Buren Road. It soon outgrew that location and a new building was built at its current location at 103 W. Stadium Drive. Pete Crouch came to work there in 2000 and bought the business in 2006. His daughter Amanda started working there in 2010 and then joined the team as a pharmacist in 2014. When their education center on Kennedy Street was destroyed by a tornado they turned the building beside them into the new education center. They were true to their mission to live their vision and they enjoy what they do. Each year, this community-driven business gave around 69,000 pieces of candy away in their prescription bags. If anyone had picked up a prescription there, they would know about those mints. He wondered if the store was partnering with a dental group. He presented Mr. Crouch with a plaque from City Council.

Mr. Crouch said it had been a pleasure and honor to serve the Eden community the last 16 years. They did not build the business by themselves, but on the shoulders of Mr. Evans and Mr. Shoemaker. They were great businessmen and great for the community and the Crouches had learned a lot from them. He had an extraordinary team. He could not do it by himself. His team made everything happen for them. It was a tribute to them the store was successful. He thanked the mayor.

Mayor Hall asked Mr. Crouch to share a funny story he had told the mayor at their anniversary celebration.

Mr. Crouch said after he bought the pharmacy, Mr. Shoemaker told him he had the first dollar that had been spent there. It had been from 1982 and the first customer was a local doctor. He thought it was Dr. Sherill. He had spent the first dollar buying a pack of cigarettes.

SET MEETING AGENDA:

A motion was made by Council Member Underwood to set the meeting agenda. Council Member Moore seconded the motion. All members voted in favor. The motion carried 7-0.

PUBLIC HEARINGS:

Mayor Hall asked the speakers who had signed up if they intended to sign up for the Public Hearings or for Requests and Petitions of Citizens. All the speakers signed up and present advised they wished to speak under Requests and Petitions of Citizens.

- a. (1) Consideration of a zoning text amendment request and adoption of an ordinance to amend Article 6.04-C of the UDO pertaining to parking requirements for self-storage facilities. Submitted by Jian Yang and Sylvia Wray. Z-22-03.
- (2) Consideration to adopt a resolution of a statement of consistency regarding the proposed text amendment.

Planning & Community Development Director Kelly Stultz wrote in a memo: The City of Eden received an application request for a zoning text amendment to amend Article 6.04-C of the UDO pertaining to parking requirements for self-storage facilities. The request was made by Jian Yang and Sylvia Wray. The Planning and Community Department recommends approval of the text amendment. At their regular meeting on May 24, 2022, the Planning Board voted to recommend that the City Council approve this request and adopted a Resolution Adopting A Statement of Consistency Regarding the Proposed Amendment. If you have questions, please contact this office.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz said no ordinance was static and they would always find things that needed to be changed. Staff received a call from a man who owned a self-storage business. He wanted to expand and add more storage units. When she told him how much parking he had to have for that, he was astounded. They had a good conversation about how those businesses worked and that all the customers were not there at the same time. They did not park in front of the building. They would drive in their unit and drive out. Staff researched what

other communities did and were recommending that only three spaces be required for the office and no spaces for everything else because the aisleway served as the parking. She did not think what was in there was applicable to that kind of use so staff and the Planning Board recommended Council make the amendment.

Mayor Hall said as he and Mrs. Stultz had talked about earlier, it would allow people to expand their building area and hopefully increase the tax base whereas choking it down with parking was not necessary. The market would decide if people needed more parking. If people could not park where they needed to be, they would go to a different storage place. It was his opinion that it was best to let them make that decision for now.

As no one came forward to speak and there was no further discussion, Mayor Hall declared the hearing closed.

A motion was made by Council Member Kirkman to adopt an ordinance to amend Article 6.04-C of the UDO pertaining to parking requirements for self-storage facilities and to adopt a resolution of a statement of consistency regarding the text amendment. Council Member Nooe seconded the motion. All members voted in favor of the motion. The motion carried 7-0.

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, Article 6.04-C of the Unified Development Ordinance is hereby amended to change the Manufacturing, Industrial and Wholesale Trade parking space requirements to read as follows:

LAND USE	MINIMUM AUTO SPACES	MINIMUM BICYCLE SPACES
MANUFACTURING, INDUSTRIAL AND WHOLESALE TRADE		
Self-storage facilities	3 spaces at office	n/a
All other uses	1 per 1,000 sf	n/a

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of June, 2022.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING A PROPOSED AMENDMENT TO THE CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-22-03 - TEXT AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160D-605, prior to adoption or rejection of any zoning amendment, the Eden City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

WHEREAS, on August 21, 2007, the Eden City Council adopted the Land Development Plan. Plans such as the City of Eden Land Development Plan are not designed to be static but are meant to reflect the City of Eden’s needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden’s ordinances;

WHEREAS, the City of Eden Planning Board received a request to amend Article 6.04-C of the Unified Development Ordinance pertaining to parking for self-storage facilities;

WHEREAS, On May 24, 2022, the City of Eden Planning Board voted to recommend to the Eden City Council that the text amendment be approved.

STATEMENT OF NEED:

Currently, self-storage facilities are included under Manufacturing, Industrial & Wholesale Trade land uses in the UDO. The parking requirements for these uses are listed in Article 6.04-C, and specify one parking space per 1,000 square feet of floor space. Self-storage facilities typically do not employ more than one to two workers in the office and any time, and customer traffic is generally low, with customers typically parked for only short periods of time at their individual storage units; therefore, the “one space per 1,000 square feet of floor space” requirement is not applicable for this type of

use. After reviewing existing self-storage facilities in the area, it was found that none have more than three or four designated parking spaces, if any. Three parking spaces is a reasonable requirement.

STATEMENT OF CONSISTENCY:

The goals of the 2007 City of Eden Land Development Plan, as amended, are to make smart growth decisions by carefully managing growth to:

- A. Strategically locate new land development in the most appropriate places.
- B. Maintain and enhance Eden's community character and heritage.
- C. Use infrastructure investments as effectively as possible.
- D. Attract new jobs and a more diverse tax base.
- E. Protect natural, cultural and historic resources and open space as we grow.

WHEREAS, The Eden City Council has considered the written recommendation of the City of Eden Planning Board and has held a public hearing on the proposed amendment, and the Council desires to adopt a statement describing why the adoption of the proposed amendment is consistent with the City of Eden Land Development Plan, as amended, and why the City Council considers the proposed amendment to be reasonable and in the public interest;

NOW THEREFORE, BE IT RESOLVED BY THE EDEN CITY COUNCIL THAT:

- 1. The Eden City Council finds that the proposed amendment to the City of Eden Unified Development Ordinance is consistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended.
- 2. At no time are land use regulations or plans of the City of Eden or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
- 3. Therefore, based upon the foregoing information, the amendment to the Unified Development Ordinance is reasonable and in the public's best interest.

Approved and adopted and effective this 21st day of June, 2022.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

- b. Consideration of a request for Local Landmark Designation for the Spray Cotton Mill, 405 Church St. Submitted by the property owner. HPCL-22-01.

Planner Debbie Galloway wrote in a memo: Staff has received a request from the property owner for Local Landmark Designation of the Spray Cotton Mill located at 405 Church Street. The Historic Preservation Commission held a public hearing to consider this request at their June meeting. The Commission recommended in favor of the request. Comments (attached) have also been received from the State Historic Preservation Office, as required by the N.C. General Statutes. Staff recommends in favor of the request. We respectfully request that you hold a public hearing to consider this request at the June City Council meeting. Please do not hesitate to contact me if you have questions.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz explained local landmarks were intended to be structures that were important to the history of our community, either through the structure itself, the people that operated or lived in it, or both. Spray Cotton Mill had a long history of being important to the community. One of the things historic landmark designation did was cut city and county property taxes in half if the outside of the structure was maintained to meet the historical standards. If they did not, Council had the authority to revoke the historic designation and the property owner would owe five years of back taxes. What it was currently taxed at and what it would be taxed at in the future were wide apart. She was confident the City would see a positive cashflow from it either way. They had applied for and were getting ready to start demolition on the inside of the building to make way for the apartments and the construction. Staff anticipated seeing those kinds of things very soon. She did think because of the Bishopric family and the history of the buildings, a landmark designation was warranted. The Historic Preservation Commission recommended the designation to Council, and the State Historic Preservation Office recommended it as well.

Council Member Underwood said basically in the long run, the City would receive more funds from the landmark taking place.

Ms. Stultz agreed. The City would see more even now if the building was completed upfitted. If they did not do what they were supposed to, Council had the authority to revoke it.

As no one came forward to speak and there was no further discussion, Mayor Hall declared the hearing closed.

A motion was made by Council Member Epps to designate Spray Cotton Mill a historic landmark. Council Member Underwood seconded the motion. All members voted in favor of the motion. The motion carried 7-0.

AN ORDINANCE DESIGNATING THE SPRAY COTTON MILL TO BE A HISTORIC LANDMARK

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after the Eden Historic Preservation Commission and the City Council of the City of Eden having fully complied with all legal requirements, including publication of notices of public hearings and the holding of separate public hearings relative thereto, and the Eden Historic Preservation Commission having proposed the designation of the Spray Cotton Mill located at 405 Church Street as a Historic Landmark and the North Carolina Department of Cultural Resources State Historic Preservation Office having deemed that the Spray Cotton Mill located at 405 Church Street has the requisite special significance and integrity for landmark designation, the following described property is hereby designated to be a "Historic Landmark":

Section 1: Description of the property:

Being all of that property commonly known as 405 Church Street located on the north side of Church Street and identified by the Rockingham County Tax Dept. as PIN 7070-1573-2821 and Parcel ID #177124

Section 2: Name of Owner: Spray Cotton, LLC

Section 3: Elements of the Property Integral to Historical Value: The Spray Cotton Mill is a contributing structure in the Spray Industrial Historic District, a National Register district.

Spray Cotton Mill was built by Spray Water Power and Land Company and opened in 1897, after the company assumed management of the Morehead family mill interests. The mill is located on the Spray Power Canal, which was the plant's sole source of power for many years. When it opened, the mill had 12,000 spindles producing cotton yarn. It was one of four Morehead family mills not acquired by Marshall Field and Company when many of the family's mills faced bankruptcy around 1910. Dr. Karl von Ruck, a German doctor, assumed ownership of the mill in 1914. Von Ruck hired his nephew, Karl Bishopric to manage the mill. The mill was owned by the Bishopric family until recently, when it was purchased by the current property owner. The mill site is also associated with the accidental discovery of calcium carbide in 1892. The two-story mill is of standard mill construction with thick exterior brick walls and heavy timber interior supports. It has a very low-pitched gable roof with heavy exposed rafters in the eaves and a series of enclosed towers built to accommodate stairs and water tanks. The windows were originally tall, narrow, segmental arched windows, although most have since been bricked in. An addition in 1898, similar in design to the original structure, doubled the productive capacity of the plant. Reliance on the canal for power diminished, until in 1930, Spray Cotton Mills built a new powerhouse to power the mill. The mill ceased operations in 2002, but continued to produce some power which was sold to Duke Energy. The mill was sold in 2017 to the current owner. The original mill structure is currently vacant.

Section 4: The waiting period set forth in Chapter 160D-949 of the North Carolina General Statutes entitled, "Delay in demolition of landmarks and buildings within historic district," shall be observed prior to any demolition on the property.

Section 5: Filings and Notices of Ordinances: The Eden Historic Preservation Commission shall:

- (a) file this Ordinance in the Office of the Register of Deeds of Rockingham County, North Carolina;
- (b) file a copy of this Ordinance with the Codes Inspector, City of Eden; and
- (c) notify the Tax Supervisor of the Rockingham County Tax Department of the adoption of this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of June, 2022.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

REQUESTS AND PETITIONS OF CITIZENS:

City Attorney Erin Gilley read the policy for speakers.

Maria Hackbart, 925 Seymour Court, said she lived on the same street as the Methodist church. When her daughter and grandchildren were here, it was a wonderful place to live and she loved it. But, and there was always a but, when she bought the house she bought a problem with a stalker, a person who broke into her house almost daily. Stole, lied, cheated and set up bank accounts out of her bank accounts. She had been put into a safe house because he had hurt her. She was hearing impaired. When she took her hearing aids out, she was totally deaf so she was a sitting duck. She was a widow. She had been to the police, they had been to her house 54 times in two years. She thought that was a bit excessive showing there was a definite problem. She knew who the person was who was doing the problem. What she was getting to was she would like some help. She would like permission to go to the sheriff and use one of the K9s because the man was also living under her house. It was called phrogging, it was a new thing. They did not have to pay taxes or pay for anything. He would come up and steal food, clothing, whatever he needed. He took a shower in her house and now he was doing very bad things like poop in the bathtub. He jammed up the sewer system. That was neither here nor there. What she thought would solve the problem was to use the K9 that the sheriff had. She had been told she could not do that and she did not see why. She asked that someone please explain to her why. It could be used as a training purpose. She was sure if they found drugs under her house that he had buried there, the sheriff would be there. It was ridiculous to have three separate entities and no one could help her problem and tell her where to go. She was put in a safe house, it was that serious with that person. If a K9 dog went under the house and got him out, she thought it would be all over. The City of Eden did not have a K9. She thought it was crazy because the sheriff had five. She went to the sheriff after she got out of the safe house and he would not talk to her because he said she lived in the city. She paid taxes to both of them and belonged to both of them. She wanted to be able to have the local police use the sheriff's dogs.

Mayor Hall thanked her for her time. He noted one correction was the police department did have K9 units and he would speak directly to the chief after the meeting and find out what could be done to help.

Ms. Hackbart said she had made appointments to talk to the chief and everything and had not heard back. Like she said, 54 times.

Mayor Hall said that was unusual. The police department was a high integrity office and they responded to all sorts of calls and he had never heard anybody say they just completely ignored it. He would get to the bottom of it and get back in touch with her if that was OK.

Ms. Hackbart said she would be back the next month. She appreciated it. She did not know if anyone else was having a problem.

Mayor Hall said he had never heard of that.

Ms. Hackbart said it was on TV about phrogging.

Mayor Hall asked if she was familiar with the man who was phrogging under her home.

Ms. Hackbart said he passed himself off as her nephew but she would not know him if she passed him on the street. He was doing identity theft. He was doing everything.

Mayor Hall said staff would get in touch with her, she could give the police department the name and they could investigate it further.

Diana Biggs, 110 Vaughn Street, had two things. The first was about the Draper School. She knew Council was going to discuss it again that night. She hoped and prayed it had been sorted out and they would get somewhere with it. She knew the land adjoined the City's land and it would be a good thing to do. She also hoped the City would not do that and then tear the school down. It was about the only part of Draper that was left that had history to it that there could be something done about it. The second thing was the Draper Fire Department. She knew that it had been closed. A lot of people in the Draper section were not even aware of that. She had been approached about things, she had people talk to her about it, she had talked to people about it. She knew it was said the floor had to be redone in it and she knew it was up for being refixed and updated. She questioned if it could be moved on as a priority to get the staff back there. She knew it was said the Draper volunteers could do that; however, a volunteer would have to come from their home to the station, get the truck and then go wherever. The truck at the central station did respond but it was a little bit longer. Updating the fire department could be done while the fireman was on duty because there was only one person there. She hoped that was made a priority to get coverage back in the area.

Mayor Hall thanked Ms. Biggs and asked Mr. Mendenhall to give an update on that as there had been some progress made.

Mr. Mendenhall said an engineering firm had looked at the building and submitted an engineer's report on the concrete of the building. They had been to three different individuals to get bids for the makeover and repair of the concrete. Only one bid had been received back and they were trying to get two others so they would have competitive bids. It was a top priority and something they were working on. The contractor was a good one but until they had additional bids it was hard to say where the bids returns would come in at. It was being worked on.

Mayor Hall appreciated that it was a priority. He hoped that eased the minds of the citizens in the Draper section.

Council Member Underwood said basically Mr. Mendenhall was saying the building was going to be repaired because he was hearing it was not going to be. He wanted to clarify that.

Mr. Mendenhall said that was absolutely correct. The bids were for the repair of the building and to makeover the inside while it was being repaired at the same time.

Carolyn Fountain, 448 Morgan Road, had left the meeting.

April Blackstock, 9636 N.C. 700, Ruffin, wanted to speak about ongoing disappointments she had experienced as a property owner in Eden. She had been a property owner of a home for 20 years and a commercial owner of five as of September 17, 2022. She had seen The Boulevard grow since she first moved there. She was very proud of the accomplishments so far. The disappointments she had was in talking with the City and not being able to get things done as far as promises that had been made to her and other business owners on The Boulevard by the staff. Those things had not been executed. Of great concern was that a federal holiday just passed, Juneteenth, and it was not celebrated by the City, nor acknowledged to her knowledge that past Sunday. There had been a lot of push and pull of the merchants trying to even decorate The Boulevard for that said federal holiday. She would like to feel like The Boulevard was a part of the rest of Eden. She would also like a federal holiday to be recognized in the City she paid and other people paid taxes in.

UNFINISHED BUSINESS:

- a. Consideration of the purchase of Draper Elementary School from Rockingham County Schools.



Ms. Stultz wrote in a memo: For the past several months, there have been discussions with the Rockingham County School System and the City of Eden surrounding the 1939 former school building and adjacent property. The City’s Mill Avenue Recreation Centers adjoin the subject property on Mill Avenue. The proposal is that the former high school building and the land needed for recreation purposes is offered to the City of Eden for \$1. The Board of Education will retain the flat roofed school building and its immediate environs. If the Council chooses to purchase the school, the only conditions would be that (1) the property cannot be sold to a private school, charter school or any other K-12 educational services not under the legal authority of the Rockingham County Schools and (2) it could not be converted to any type of apartments, townhouses or other similar uses. If the City of Eden should decide to sell the property in the future the Rockingham County Schools wants first right of refusal. The City will need to engage a surveyor and work with the School System staff about the property division. An approximation of the proposed property split is attached. If the property is purchased, the plan is to enter into a Lease with the Boys and Girls Club of Eden (BGCE) for a

portion of the older facility. This Agreement would be for an afterschool program for children and would automatically renew annually, at the discretion of the BGCE. BGCE would be responsible for all operations and licensing of the program. The Recreation Department will be able to use the gym/stage area for pickle ball, other recreation uses and potentially for events and small productions. The remainder of the school will be used for a business incubator, business start-up and for training to help new businesses. Grant funds are available for the purchase and upfit of the property. We are consulting with a local general contractor for costs. I recommend that the City acquire this property. The vacant land is needed for the continuing services of the Mill Avenue Recreation Center and Pool and local children need the assistance of the after-school program. If you have any questions, please let us know.

Mayor Hall called on Ms. Gilley and Ms. Stultz.

Ms. Stultz said the potential for the adaptive reuse of the building had been discussed for several months and there had been ongoing discussions between Mr. Mendenhall and the school superintendent and others about how to make it work in the best interest of the community. She believed the most recent proposal did that. It would have the City own and maintain the building that was originally built as Draper High School, which was where she and Council Member Underwood went to fifth and sixth grades. The City did not own the property between the recreation center and the pool. It would be nice if they did. Many years ago, a walking track was built on that property and she did it but a lease could not be located for it so it would be nice to be able to refurbish that. But more than that, Mr. Vernon and his staff needed more property down there for kids to play on and all those kinds of things. There was no afterschool program to help children with homework and other issues. The City would like to operate one in part of the building. The Boys & Girls Club of Eden had agreed to do that and be licensed. The City would just be responsible for maintenance on the building. The gymnasium, as soon as the roof was fixed, could be used by Mr. Vernon and his staff for pickleball and other uses, perhaps music and other things like that after the renovations were done. A business center, incubator, training facilities for small businesses would be in the other wing of the school. The City received some American Recovery Plan funds to help citizens with rent, house payments and utilities. What happened in Eden was very similar to what happened all across the area and likely the nation – by the time the funds were released to be spent, people had managed to get themselves regrouped and so very little was used. Charlotte sent most of theirs back. She and the consultant they were using had spoken to people at the state level and it appeared there could be budget amendments that would fund the improvements needed for the school. If Council agreed to purchase and go along with the agreement, she had arranged for a local general contractor to help staff put together a package to send to the state of how much his estimate was for what things would cost and how much of the grant money the City could use. The City had \$950,000 and about \$40,000

was spent on citizens and some on administration. There was three-quarters of a million dollars out there. They did not intend to budget all of that on the Draper project. They hoped to submit a budget for the river walk and greenway, the rails to trails project in Spray, for the rest of the money. She had been advocating that the City do this for a long time. They had already lost too many historic landmarks in the community. She recommended the City purchase the property and let staff get to work.

Mayor Hall asked Ms. Gilley if she had anything to add.

Ms. Gilley advised no, but did want to point out the terms that the Rockingham County School Board had agreed to in their letter. It basically stated they would retain the flat roofed building and that there would be restrictions on the original building. The restrictions included that the original building would not be used for any type of apartments, townhouses, lofts, etc., in the future and they would have a first right of refusal anytime the City wished to sell the property.

Council Member Nooe questioned if tearing it down would be an option - he was not advocating for that - if the City did not get the grant money or it was so expensive to repair or fix.

Ms. Stultz said it could be but she hoped it was a last resort.

Council Member Nooe said he understood that but they did not have any dollar figure. They did not know if the foundation was good.

Ms. Stultz said they hoped to have all of that before closing even though it was only \$1.

Council Member Hunnicutt said he was in support of accepting the gift from the county but a couple of things Ms. Stultz said were of concern to him. He liked the idea of using grant money if there was any work that needed to be done on the building but he was certainly concerned about them taking money that was originally dedicated for subsidized housing or low-income assistance and applying it to that building. That was a concern for him right out of the gate because they had made promises to people in that area that there would be money available for assistance. That was a conversation for another day – he was just expressing the concern.

Ms. Stultz advised that was a different grant. The grant he was referring to was still moving on.

Council Member Hunnicutt said he stood corrected.

Ms. Stultz said he did not need to be corrected. It was a valid point. The money to be used for American Recovery Act money and what Council Member Hunnicutt was referring to was Community Development Block Grant Neighborhood Revitalization money. She apologized – she should have said so.

Council Member Ellis said he was having trouble hearing the speakers. What was being offered was for \$1. They had heard a good report. The purchase would be good for the Boys & Girls Club, for Eden Parks & Recreation and for the citizens of Eden. It was a positive direction to go in. He thought a main issue may be the roofing on the gym. It would be an asset, especially if grant funding would be available. The staff had been successful with writing and obtaining grants in the past. This would be a positive direction to go in for the citizens of Eden. They should continue in that positive direction. He was very much in favor of taking the offer from the school system.

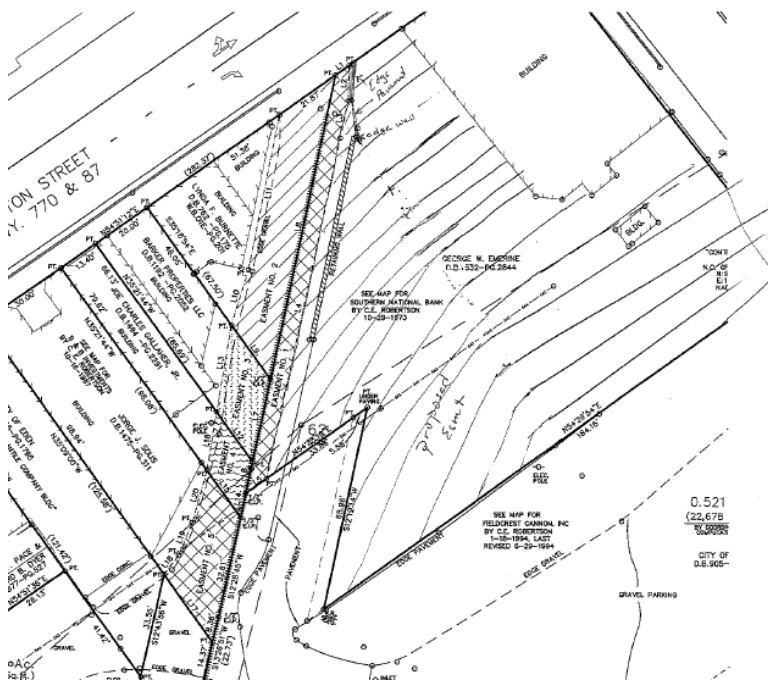
Mayor Hall thanked County Manager Lance Metzler for the work he put in, as well as the school board and Mr. Mendenhall, who attended a meeting with him along with school board members Kimberly McMichael and Vickie McKinney and Schools Superintendent Rodney Shotwell. It was very productive. He reminded that in the last meeting, Council was presented with a proposal at the last minute and it was very convoluted and included leases they did not have time to negotiate. The new option with a survey and cutting out the piece of

property the schools wanted to use and maintain and that the City would not have anything to do with. He thought that was the best-case scenario for the City that they end up with just the older building and the land that surrounded the City's property. He would like to thank everyone who came back to the table to negotiate that. If it came to be and became a youth center or afterschool center, he would love for the school system to commit to bussing students there from other schools. That was a terrible problem for the Boys & Girls Club who had to run two vans to Central Elementary School because there was not a bus stop close by. He thought that could probably be worked out with the school system – one bus from each school make one stop. He would like to see the facility used if the City ended up with it and have it remodeled with access to transportation.

A motion was made by Council Member Underwood to purchase Draper School from Rockingham County Schools. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried 7-0.

NEW BUSINESS:

- a. Consideration to adopt a lease agreement for downtown parking at 600 Washington St.



Ms. Gilley wrote in a memo: I have prepared a Lease Agreement with the owners of Carolina Bookkeeping on Washington Street, Mr. and Mrs. Emerine regarding parking. They have agreed to lease to the City the lot adjacent to their building and next to the City's municipal parking lot and alley off of Bridge Street and Washington Street. The lease term will be for 10 years. The City has already planned a repair project to the retaining wall that is located between their lot and the City's lot. This will include cutting back the asphalt pavement belonging to the Emerines' and sloping the area to meet the City's lot. There will also be some landscaping included. In doing so, the City will need the Emerines' agreement to do this and repair will have to be made to the cut pavement. The City will agree to this and to seal coat the lot for appearance purposes. In addition, the City will agree to stripe the lot, and maintain it during the Lease term. The Emerines will also convey to the City an easement over the area that currently contains the City's landscaping and benches, near the alley. This will provide

the City with control over the use of this lot for 10 years. The Lease will be recorded in the Register of Deeds. Please consider this proposed Lease Agreement at your June meeting and please do not hesitate to contact any one of us if you should have any questions or concerns.

Ms. Gilley said she had prepared a lease agreement with the owners of Carolina Bookkeeping, Mr. and Mrs. Emerine, at 600 Washington Street regarding parking. Upon preliminary conversations with them, they agreed to lease to the City the lot adjacent to their building and adjacent to the City's municipal parking lot. The lease term would be for 10 years. The City had already planned a repair project on the retaining wall owned by the City that was located between that parking area and the municipal parking lot. The agreement included getting that permission and also includes landscaping and sealcoating the entire lot for appearance purposes. The City would maintain and stripe it for the 10-year lease term. Payment would basically be the City's agreement to maintain, sealcoat and stripe it. The Emerines also agreed to convey to the City an easement over the area that currently contained the City's landscaping and benches near the alleyway. That was not obtained when the

City got the alleyway so they had agreed to do that. The lease would be recorded in the Register of Deeds so it would run with the property in case it was sold. The parking area would give the City approximately 20 additional parking spaces. They believed it would be a benefit for citizens coming to the area to shop and to eat and so forth. Staff recommended that Council approve the lease.

Mayor Hall thought this was another best-case scenario for the City.

Council Member Underwood noted it was said the City would maintain the parking lot. He questioned if the City would be responsible if for some unforeseen reason the parking lot had to be repaved.

Ms. Gilley said it would be the City's option, not an obligation. As far as liability issues, it would fall under the City's purview so they probably would want to patch or pave or sealcoat any area. She could be misinformed but she thought the sealcoat would help with any possible repair that may come in the next 10 years.

Mayor Hall said it would extend the life of the pavement.

Ms. Gilley agreed and said that was exactly what she meant to say.

Council Member Underwood asked how often the sealcoating would have to be done and what the cost was.

Ms. Gilley thought the sealcoat would be for term of the lease. She said they had some initial cost for the sealcoat but she (and Mr. Mendenhall) could not recall what that was. It was definitely much cheaper than paving the entire lot.

Ms. Stultz said the City did a bunch of work on it more than a year and a half or so ago because they had to replace a storm drain so the City had pipes under the parking lot that had to be maintained.

Ms. Gilley agreed and said the City had to patch across the parking lot for that work and the sealcoat would help with that appearance.

Council Member Moore asked if the City would scrape the lot like any other City-owned lot in case of snow.

Ms. Gilley said yes, the City would maintain that. According to the property owner, the City had done that in past years and he wanted to continue the partnership with the City.

A motion was made by Council Member Kirkman to adopt a lease agreement for downtown parking at 600 Washington St. Council Member Underwood seconded the motion. All members voted in favor of the motion. The motion carried 7-0.

b. Consideration to accept bids for the sale of properties at 429 Monroe St. and 1001 Sharpe Ave.

Ms. Stultz wrote in a memo: The City has received a bid on the vacant lot located at 429 Monroe Street in the amount of \$6,500.00 from Big Dawg Construction. The tax value of the property is \$4,504.00. The City also received a bid on the vacant lot located at 1001 Sharpe Avenue in the amount of \$5,000.00 from Big Dawg Construction. The tax value of the property is \$3,840.00. Advertisements for the bids ran in the Rockingham Now on March 23, 2022, April 13, 2022, May 4, 2022, and May 25, 2022. No upset bids have been received since the last publication. There are not any unpaid property taxes due on either property. In my opinion, our best outcome is to sell the properties and encourage the owner to build single-family dwellings on them. Based upon the foregoing information and the fact that we continue to have to mow and maintain the properties, I recommend that the City Council accept the bids. If you need any further information, please let me know.

Mayor Hall called on Ms. Stultz.

Minutes of the June 21, 2022 meeting of the City Council, City of Eden:

Ms. Stultz said they were both properties where the City had demolished a building and had ownership of them for some time which meant the City was responsible for the mowing and upkeep of the lots. It was her recommendation that they sell them. Staff went through the normal process required by statute to get to the point of bringing it before Council. The properties could be put back on the active tax rolls and the City could stop mowing them. It was a good deal for the City and a good spot for some infill development.

Council Member Underwood asked if there were offers on the property currently.

Ms. Stultz said there was an offer for 1001 Sharpe Avenue for \$5,000 from Big Dawg Construction. The tax value of that property was \$3,840. Advertisements for bids ran in Rockingham Now on March 23, April 13, May 4 and May 25. No upset bids were received since the last publication. No property taxes were unpaid on the property. In staff's opinion, it was the best outcome to sell it and encourage infill development so the City could stop mowing and maintaining it.

Council Member Underwood asked about the second property.

Ms. Stultz said the offer was for \$6,500 on it.

Council Member Underwood questioned the tax value.

Mayor Hall said it was \$4,504.

Council Member Nooe said the nuisance abatement balance brought forward was \$140,000. He asked if the amount was part of that and went back in to reduce the number

Ms. Stultz advised yes it did and she was proud of that.

Local Codes Administrator Debra Madison said it did not go back into that fund. Those funds had been written off several years prior.

Ms. Stultz said at any rate, it was money the City had spent in the past.

Mayor Hall advised when the City tore down houses and went in the hole, they sold the vacant lot for whatever they could get. That went to offset the expense of doing the demolition. That was what happened with those properties.

Council Member Hunnicutt asked if the money went into the general fund.

Mr. Mendenhall advised it did.

Mr. Nooe asked how much of the \$140,000 was available to be collected.

Ms. Stultz said anything that was more than 10 years old, if they decided to pay the City, they would accept it but could not sue for it. Anything 10 years old or newer, the City could move ahead to sue and questions about that would be for Ms. Gilley.

Ms. Gilley advised the City had foreclosed on these properties and that was why they could not sue the property owners. They had exercised their remedy in foreclosure.

A motion was made by Council Member Moore to accept the bids to sell 429 Monroe Street and 1001 Sharpe Avenue. Council Member Hunnicutt seconded the motion. All members voted in favor of the motion. The motion carried 7-0.

c. Consideration of a recommendation to contract with a retail recruiter.

Ms. Stultz wrote in a memo: Business recruitment is an essential function of economic development. In the past, we have had access to ESRI data that is no longer available. The information provided by ESRI was used to identify development shortfalls and then target opportunities. With limited staff and limited resources, our ability to allocate time to retail recruitment is limited. We have taken steps to identify a means to improve this level of service. We have sought information from the following companies:

Retail Strategies - In October, we began researching Retail Strategies, a company that had done work in Albemarle bringing in 11 new businesses and \$27 million in investments. We met with them through webinars and Randy made a visit to Albemarle to meet with the City Manager and Economic Development Manager. Albemarle had nothing but good things to say about Retail Strategies. We requested a quote (\$60,000) and contract from Retail Strategies. It was determined Reidsville's non-compete agreement with them superseded our ability to contract with Retail Strategies.

Kotis Properties - A team from the City met with Marty Kotis in November for retail recruitment advice. Mr. Kotis said that, in his opinion, the former staff members had the right strategy and had been in the right places talking to the right people and he wouldn't advise hiring an outside company. He told us that we do not need to pay a recruiter for their services and, if we liked, he would dedicate time and space to train a city intern at his office in Greensboro with his full-time team to make contacts with retailers. While generous, this is not possible due to staff levels available and other concerns.

Placer.ai - In December, we researched a company called Placer.ai that provides analytical data to all the major recruitment firms. After a web meeting with them, Randy felt they could provide us the data we need to do our own recruiting. Another meeting was scheduled to include Randy Hunt and me. We asked for a contract and pricing (\$13,500). The contract was forwarded to Erin Gilley.

Buxton Group - Buxton offered analytical only data similar to Placer.ai at a dramatic increase in cost (\$40,000 to \$50,000) with no recruitment support.

The Retail Coach - In April, we began researching The Retail Coach. The Retail Coach uses the same analytical data created by Placer.ai, but adds a recruitment aspect. They were the first national retail recruitment firm to work with municipalities and 90% of their clients renew their annual agreements. If they are chosen the city will have the ability to participate and track recruitment activity and prospect feedback as well as monthly calls to update us on progress. We will have the same point of contact through the process and their team hosts leadership education sessions as well as downtown business workshops. The lack of a long-term contract (\$40k the first year) and a price drop (around \$30k) for following years makes them seem a logical choice at this point. As we move through this process, we will have the ability to reevaluate our relationship.

Retail Lease Trac - Most recently we learned of Retail Lease Trac, a company that maintains current complete lists of contacts at companies that develop new businesses across the United States. They offer support, tutorials and best practices for you to put your information in the hands of decision makers in the retail environment.

Summary

Retail Strategies- Under a non-compete contract with Reidsville (\$60,000 yearly)

Kotis - Currently we are understaffed for scenario (no charge)

Placer.ai- Currently we are understaffed for scenario (\$13,500 yearly)

Buxton- Currently we are understaffed for scenario (\$40,000-50,000 yearly)

The Retail Coach- Will fit our needs offering data and recruitment (\$40,000 first year dropping to \$30,000 yearly if we continue services) not to exceed \$3,000 for reimbursable expenses.

Retail Lease Trac- Currently we are understaffed for scenario (\$1,350-\$1,625 yearly)

Recommendations - The Retail Coach seems to be the best fit for our current needs with available staff. If a contract with them is approved by the City Council, staff recommends that the program be evaluated in a year to determine effectiveness.

Mayor Hall reminded Council this was a project they had discussed many months ago and decided was worthwhile to do. They had received numerous bids and decided on a company they wanted to use and then realized that company had a contract with Reidsville, which did not allow them to compete within a certain distance, so the City had to go back out and seek additional companies who did that type of service. As Council could see, there were several options. The one staff recommended was cheaper than the one they had agreed to in the past as well as a more established company. He called on Ms. Stultz.

Ms. Stultz said the information or data they sought to be able to recruit was proprietary. The only way to access it was through one of the companies. In the past, the City had used a different company and Community and Economic Development Manager Randy Hunt and former Economic Development Director Mike Dougherty

were working with them. That stopped. The companies listed were the ones staff had interviewed and had zoom meetings with to get the best options for the City. Some of the companies provided recruiting services themselves, they did not just teach staff to do it. In addition to allowing the City to have access to the data, they actually recruited on the City's behalf but several of them did not. There was a wide price range so Council could see what it cost to do one of these things or the other. With her existing staff, she recommended The Retail Coach. Her department had an unfilled position and she and Mr. Mendenhall agreed that the economic situation at the moment was not conducive to hiring another person unless they had to. That was where they were with that particular issue. When Mr. Mendenhall first talked to her about combining the departments, one of the first things they talked about was finding a company to assist with data and/or research to help with retail recruiting, which included things like restaurants and stores of all varieties. They had seen a number of demonstrations. She was fascinated by the things they could tell, like how many people came out of Kingsway Plaza a day and where they went. Access to all that data could only help the City in its efforts for economic development.

Council Member Hunnicutt noted he and Council Member Moore had the opportunity a few weeks prior to meet with Gastonia's city manager. That city was in its third contract renewal with the group. He talked about how successful they had been in their recruiting. Their model was a little different than Eden's because they were going after motels. They had been successful on some restaurants and retail but they were very specific what they were looking for. Their recommendation was two things. First of all, the City should not try to do this on their own. As Ms. Stultz had pointed out, it was a very sophisticated data-driven process and the City did not have that expertise in house, nor could they afford to do it. They were also very complimentary of this particular consultant. They had a lengthy conversation and his recommendation was it had been a very good partnership for them. They were entering their ninth year of doing that. What the City was looking at was a number one goal of trying to raise revenue for the City. They wanted to bring restaurants and retail but a big part of that was to bring in jobs and capital investment. As an example, that particular group had served over 650 cities in the U.S. In the last five years, they had generated five million square feet of new space, \$600 million of additional sales tax, which was a huge opportunity for the City. The group said 90 percent of their clients were repeat clients, which indicated they were satisfied. It was like industrial recruiting. It was not an event. It was a process. The City was trying to add to what it was doing for industrial recruiting. It would be an ongoing process for the City.

Ms. Stultz added that at any point after the first year, if Council decided they did not wish to do it, they could stop. It was a long-term mission of the City to do the recruitment, but it was not a contract they would be locked into for a number of years.

Council Member Underwood said Ms. Stultz had mentioned the shape of the current economy. They did not know what it held for them in the future. In his opinion, it did not look good. He was going to put her on the spot. He asked if there was something the City could do that was cheaper than \$40,000 and if she could do it with the staff she currently had.

Ms. Stultz replied her memo said she did not have the staff to do it incredibly effectively. She had hired a young man who was very talented for the planner position when her planner retired. Certainly, anything Council directed her to do, she would do the best she could with it. Her department, like every other department in the City, was pulled thin a lot of the time. If they were just going to get data, she would recommend Placer.ai, which was the firm she and Mr. Hunt liked. They could see what the data was doing. With The Retail Coach, staff could log into the system and see how often work was being done on the City's behalf and what they were seeking to bring. Yes, they could do the best they could with it.

Council Member Underwood said he would rather invest \$12,000 as opposed to \$40,000. He asked if it was correct that she had an available position in her department.

Ms. Stultz said that correct. They had advertised for it for a long time and ended up hiring Jeff Alderman to be a planner.

Council Member Underwood asked if she could incorporate that position into being something like a citywide grant writer.

Ms. Stultz answered no, not him. She and Mr. Mendenhall had talked about the other position that was budgeted but they were not intending to fill right now could do that. The grant tracking activity and all that the auditors wanted had already been transferred to her office and members of her staff were doing that. Consultants were hired to do the big grants she had received over the years and they were paid from the grant funds.

Council Member Hunnicutt said in his very strong opinion, staff did not have the expertise to do this. As an example, the City had people who worked in water and sewer but had to hire an engineer to design a waterline to go to the mega park. The department did planning and zoning but a consultant was hired to do the UDO, the comp plan and a number of those kinds of things. This kind of work was very specific, detailed and technical. The City just did not have the expertise in house to get it done.

Council Member Underwood said he wanted to see Eden grow, no doubt, but he thought they should proceed cautiously and \$40,000, with the way the economy looked right now, was something that they may should take another look at.

Council Member Moore said that went back to him. When they were looking for a city manager, at first Council was going to try to do it on their own. They found out really quick, they did not know what needed to be done. That was why they hired the company they did and went through a process. That was what this was, he thought, and it was the right way to go.

Mayor Hall said one of the most common misconceived ideas that Council had the ability to do, and he got the question a lot, was why did the City not open one of these or why would they not put one of these restaurants in town. The City was not in the business of opening restaurants. These people were in the business of talking to the restaurant owner and saying here is a city that would fit your demographic. That was what did for 600 cities. He did not have the number to call the owner of a particular retail chain but they worked with them daily to try to find them a place. If the City landed one retail chain deal, the service was paid for in his opinion with sales tax.

Council Member Ellis asked if that work was similar to what Mr. Dougherty was doing before he left, trying to get businesses to come to the City and reaching out to them.

Mayor Hall said he thought Mr. Dougherty did a lot of that although he did not think it was his job description. Everybody in the City, if they thought it would be a positive direction for a company, would try to push it to the Council and that was of course what he did but he did not deal with national companies on a day-by-day basis about where they would like to locate a property. If by chance a call came in about something, Mr. Dougherty could answer the questions they had. This firm took the answers to the companies and said this is what this community could do for you, as opposed to the company calling and staff answering the questions.

Council Member Epps said the staff was overworked as it was and did not need this put on them. He thought the company knew what they were doing.

Council Member Kirkman questioned if it was something they had to vote on that night. He personally would like to think on it. He had some discussion about it but it was the first time he had seen the additional paperwork Council had been provided at their seats. He wanted time to go through it.

Ms. Stultz said she intended to present all that on the screen so they could go through it.

Council Member Kirkman said he was not throwing off on it. He wanted to sit down and personally look at it before he cast a vote either way.

Mayor Hall said technically he could make a motion to table it.

Council Member Kirkman made a motion to table the item. Council Member Underwood seconded the motion. Voting in favor of the motion were Council Members Underwood, Kirkman, Ellis and Epps; voting against the motion were Council Members Nooe, Hunnicutt and Moore. The motion carried 4-3.

Mayor Hall said the item would be tabled until the July meeting.

REPORTS FROM STAFF:

a. City Manager's Report

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall said he would be happy to answer any questions regarding the report. He wanted to give an additional shout out to the Parks & Recreation program. They were starting the football season. For any parents with school-aged children, he would like them to know the department was currently signing up. They were doing a summer workout. It was a very exciting time to be a kid in Eden playing all the different sports.

Mayor Hall advised there were copies available for the public, the report was published in Eden's Own Journal and it was online as well.

City Manager's Report
June 2022
City Manager Jon Mendenhall

ADMINISTRATION

Division of Design & Construction

WATER MAIN PROJECTS UPDATE: A crew from Haymes Brothers, Inc. continued their phase 2 work on the SoVA Megasite at Berry Hill reinforcement project by installing 16-inch diameter water main south of the lots located on the south side of Carpenter Road starting May 2. After installing a fire hydrant and about six joints of pipe, the crew was able to navigate by the electrical conduit and 8-inch sewer main near the New Street pump station without too much trouble. The crew stopped the pipe installation west of S. New Street in order to dig pits to perform a bore under the DOT-maintained road. The bore with 30-inch diameter steel encasement pipe was completed late on the 10th, with 40-LF of 16-inch diameter restrained joint ductile iron pipe being pushed through the next day. The crew installed about 133 feet of pipe to close the gap that had been left west of the bore. The crew is awaiting the delivery of parts needed to complete the tie-in to the existing 12-inch diameter water main off the east side of S. New Street near the bore site. Additional information has been requested by Norfolk Southern and RailPros prior to making a final decision on the type of boring head that will be allowed at the proposed bore under the tracks east of Dry Creek. The crew installed about 690 feet of new water main in May.

The new 2-inch schedule 80 PVC water main installed by a Collection and Distribution crew along the east side of S. Byrd Street, south of Stegall Street, was able to pass the hydrostatic pressure test on May 3. Additional testing was also completed so that the crew could begin making new 3/4-inch water taps and switching customers over to the new water main, with the first two connections made on May 9. The crew started making bores under the pavement to provide new water services to houses on the west side of S. Byrd Street starting on May 12.

Marketing & Special Events

OINK & ALE: Our very popular Oink & Ale event is coming up Saturday, June 18 from 6 until 9 p.m. along Monroe Street in Uptown Eden. **On the Border:** The Ultimate Eagles Tribute Band will be performing along with beverages from

area brewers, delicious food, barbecue cookers, ax throwing, games and lots and lots of fun! Admission is only \$5. Come join us!

MORE UPCOMING EVENTS: Looking ahead we have Shaggin' on Fieldcrest coming up July 23, Touch-A-Truck August 20 and RiverFest September 16 and 17. So much fun coming your way this summer!

EDEN DRIVE-IN: Come out and watch the movies under the stars at our nostalgic Eden Drive-In! Gates open at 6:30 p.m. on weekends and the first movies starts at dark. The grill is open for business and the drive in now features two screens.

ENJOY THE RIVERS SAFELY: Our rivers are ready for you and your adventures! We want you to have fun and stay safe. Here are some safety guidelines to remember while you are on the water:

- Wear your life jacket! It's always possible to capsize in any water condition.
- Make sure you know where you are going. Always tell a responsible person about your plans of where you will be and when you expect to return.
- Check the weather forecast before you leave for your destination so that you can pack the proper equipment.
- Know the water conditions. Sometimes the river will be high, low, or a dam may be releasing. This makes water conditions very different and it is important to know what to expect.
- Know the rules to navigate the water. Find out what you need to know while on waterways.
- Beware of strainers. Strainers are fallen trees, bridge pilings, undercut rocks, or anything else that allows the current to flow through it while holding you. Strainers are deadly!
- Never go boating or tubing while under the influence of alcohol or drugs.
- Know your paddling abilities and plan your outings accordingly.
- Dress appropriately for weather conditions. Carry extra clothes in a dry bag in case you flip and go for a swim.
- Never float or paddle over low-head dams, avoid fallen trees and other in-stream obstructions.
- Do not stand up in a canoe or kayak, and avoid weight shifts that may cause capsize.
- If it is your first time on the water, travel with an experienced person that has navigated that part of the river before.

PARKS AND RECREATION

MUSIC & CRUZ IN: Come out to Freedom Park on June 25 at 6 p.m. to hear Carolina Kool perform at our amphitheater. Admission is free! Bring a lawn chair and your friends. Concessions will be available. The car cruise in starts at 5:30.

PROWLERS REGISTRATION IS OPEN! We are now registering for our fall Prowler football teams and our cheerleading program for ages 5-12. Sign up your child at Bridge Street, Mill Avenue, Customer Service at City Hall or online at www.edennc.us.

AQUATICS: The Freedom Park Splash Pad is open daily from noon until 6 p.m. Call 336-623-2110 to reserve it for a private party in the morning or evening. Mill Avenue (Draper) Pool is undergoing renovations and we hope to have it open very soon.

BRIDGE STREET RECREATION CENTER: Open Monday – Thursday from noon until 8 p.m. and on Friday from 10 a.m. until 6 p.m. Come walk our track and exercise; play tennis, basketball, pickleball or shuffleboard; or use the playground.

FREEDOM PARK: Open daily, dawn to dusk. Enjoy our walking track, nature trail, skate park, basketball courts, bocce ball, playground, dog park or camp at the RV pad. We had three softball tournaments at the park in May along with the regular season baseball and girl's fast pitch softball games; our Music & Cruz In was May 28 with The Bullet Band entertaining; and we will be hosting some of the games for the Rockingham County Pony League Playoff Tournament.

MILL AVENUE RECREATION CENTER: Open Monday – Thursday from noon until 8 p.m. and on Friday from 10 a.m. until 6 p.m. Come walk our track and exercise; play basketball, pickleball, or use the playground.

SENIOR CENTER: Mayor Neville Hall proclaimed May as Older Americans Month at the Eden City Council meeting and many seniors attended. The artwork of the Silver Arts participants was displayed at City Hall and a reception held for them. The art is now on display at the Eden Public Library for the month of June. Senior games were held this month and we ended with a cookout at Freedom Park on May 20. Our community garden is just starting up and keeping the group busy with watering and weeding.

PLANNING AND COMMUNITY DEVELOPMENT

COLLECTIONS: We received \$938.42 in code enforcement fees in the month of May.

GRANTS: Out of the 10 top applicants for COVID-Draper, eight applicants have provided the required documentation to verify the income previously reported. All of the income information has been sent to the consultants in order for them

to check behind City staff and be sure all requirements are met. Upon receipt of their approval, inspections will be scheduled for each house.

RAILS TO TRAILS: Maps have been created to show the railroad corridor using the Norfolk Southern digital data. We are working with David Proper, N.C. Urban Program Director of The Conservation Fund, to try to obtain the railroad property.

LOCAL CODES AND INSPECTIONS: Local code complaints are going wide open as they typically do this time of year; however, even with only one inspector, complaints continue to be addressed in a timely manner and notices sent as needed. The inspector is also checking for other code violations as he sees them out in the field and submitting them. Abatements are coordinated with Facility Maintenance or contractors if needed. For May: total local code inspections performed – 125 with 53 notices sent and 31 cases abated; total inspections performed – 273 (not including fire) with 131 permits issues.

BOARDS AND COMMISSIONS: The Community Appearance Commission met May 2 to replant the planters on The Boulevard. Plans are to work on the Draper planters at the June meeting. The Historic Preservation Commission will consider a local landmark designation application for the Spray Cotton Mill at the June meeting. This application will go to Council at the June Council meeting. The Tree Board plans to present an Arbor Day program for Leaksville United Methodist Church Child Development Center during their summer camp program in June.

ZONING CASE: We have prepared a report for an amendment to revise parking space requirements for self-storage facilities. The case went to Planning Board at their May meeting and will go to Council in June.

COMPREHENSIVE PLAN: At the May regular meeting, the City Council adopted the Comprehensive Plan.

POLICE

EMPLOYMENT OPPORTUNITIES: The department currently has several openings for police officers and continues to work toward recruiting excellent law enforcement officers to serve the citizens of Eden.

NEW EQUIPMENT: New Axon tasers have arrived and the department is developing a hands-on course to familiarize officers with its capabilities and proper use. Online training for it has started and the projected target date for fielding the new tasers is June 15. Axon staff are completing the upload of auto-tagging which will allow the CAD system to communicate with Axon to properly categorize captured video. In-car systems should be operations by the end of August.

b. Report on advisory committee proceedings.

(1) Strategic Planning Commission.

Mayor Hall called on Ms. Adams.

Ms. Adams said she did not have anything to report.

(2) Planning Organization Boards.

Mayor Hall called on Ms. Stultz.

Ms. Stultz said the Planning Board had been doing some heavy lifting for the last year and a half or so. The past month they had one case that came to Council earlier in the meeting. They also started the process to begin work on the small area plan for Draper. The consultants would be coming the next week and she, Ms. Madison, Mr. Hunt and Mr. Alderman would meet with them. The Tree Board was doing its Arbor Day thing that week. The Board of Adjustment had not met.

(3) Parks Commission.

Mayor Hall called on Mr. Vernon.

Mr. Vernon said the department had thrived the last few months. Staff appreciated the support from Mr. Mendenhall and Council. They had finished the baseball season and they had seen the 10 Red team earlier. They went undefeated. They were 9-0 in the regular season and then won two games and the last one was a

nail biter. They came from behind in the bottom of the last inning to win the game and the playoffs. They got the rings, which he thought was much better than getting trophies. The awards were held June 12 in the auditorium at Trinity Wesleyan Church and there were more than 300 attendees of kids and their families. They had a good time and enjoyed it. It was a long way from the two teams they had last year in coach pitch. They had nine teams this year. As Mr. Curtis said earlier, they had Freedom Park to use for practice. They started practicing and did so every Tuesday and Thursday. They started playing games and kept on practicing. If they did not have a game on a particular night, they would still practice. That made the difference in their teams. In the playoff championship, they had three of the nine teams playing so they came a long way. The 12U girls did not win a game the whole season. They came into the playoffs and they went to the championship game. They had some of the teams that played against them in the first two games they won accuse the City of using illegal players because the team had improved so much. They said some of the girls were not who they started with. That was due to practicing and determination. It was a very successful baseball season. As Mr. Mendenhall mentioned earlier, football registrations were open. The annual Prowlers football camp would be July 25, 26 and 28 and there was no charge for it. It went from 6 to 7:30 each evening. Coach Earl Fountain had been working out with the kids. It was too hot the previous week. They were supposed to have started on Tuesday and Thursday for ages 5 to 12. They were supposed to be out there today. He had not had the opportunity to go out there. Again, they were registering and hoped to start football practice in early August. He asked how many of Council had been by the swimming pool. It was very, very nice. He appreciated the support from Council to be able to do that. They had reached their maximum number a couple of times in the past week. It opened a week ago that day and 150 was the maximum number they were allowed to have in the pool. They had reached that once or twice. The splash pad was wide open. It was high in numbers until the pool was opened and that cut down on the numbers a little bit. One thing Mr. Mendenhall wanted to do, and he agreed it was a good idea, was free swim lessons whereas the department had normally charged \$5 a lesson. There was no reason not to learn how to swim. On Saturdays starting at 9:30, children 5-16 years of age could learn to swim for absolutely nothing. If someone was an adult aged 17 to 99 and they could not swim, they could come down at 10:30 for no charge. If it could save just one life or a friend's life by teaching someone to swim, it would make all the difference in the world. That was what they were there for – to make Eden a better place.

Council Member Moore said that was positive.

Council Member Underwood said for those people who did not know, it was his understanding a position had been added with Mitch Watson. He thought Mr. Watson would be a great asset.

Mr. Vernon said Mr. Watson had been hired to watch over the pool and serve as the part-time athletic director. He had been around a long time like Mr. Vernon.

Council Member Underwood said he appreciated what Mr. Vernon did and they should keep it going.

CONSENT AGENDA:

- a. Approval and adoption of the May 17, 2022 Council meeting minutes.
- b. Approval and adoption of the 2023-2031 Capital Improvement Plan (CIP).

Mr. Mendenhall wrote in a memo: The attached Capital Improvement Plan is submitted for consideration as part of the City of Eden's ongoing financial planning. Adopted annually, it lays out the capital projects for the City within the next ten-year planning window and serves as the basis for capital spending requests in the budget process to be conducted in early 2023 for the Fiscal Year 2023-2024 budget. In this manner, it depicts:

1. Immediate Term Capital – Next fiscal year (as funded in the operating budget effective July 1st)
2. Short-term Capital – the fiscal year after next (what is planned for year 2)
3. Medium-term Capital – the next 3-5 years
4. Long-term Capital – the next 6-10 years

All the capital spending reflects staff's best judgement on inflation induced cost increases; however, as the length of time increases from the point of formulation, the estimates themselves will be less accurate (most readily apparent in the medium to long term capital projects from years 3-10). Staff recommends adoption of the CIP at the pleasure of Council.

A copy of the CIP is on file in the Clerk's Office and online at www.edennc.us.

c. Approval of a pyrotechnics permit for Independence Day fireworks.

Deputy Chief / Fire Marshal James Slaughter wrote in a memo: The attached information includes an application for permit to display pyrotechnics at the graduation ceremony June 9th Morehead High School. The applicant is Morehead High School and it also includes a contract between Hale Artificer, Inc., and Morehead High School. Hale Artificer has also included their Federal Explosives License/ Permit, a Certificate of Insurance, and a copy of their Safety Procedures. According to the City Code Chapter 7 Article X: Fireworks Displays, The City Council may issue the applicant a permit to display pyrotechnics if the applicant has provided the required proof of insurance and the Fire Marshal has made the required certifications and satisfactory evidence has been produced to effect that the pyrotechnics will be used in connection with the conduct of concerts or public exhibitions.

d. Approval and adoption of a hazard mitigation plan.

Fire Chief Todd Harden wrote in a memo: The Northern Piedmont Region is located in the western part of North Carolina and includes the counties of Davie, Forsyth, Rockingham, Stokes, Surry and Yadkin and the municipal governments within those counties. This area is vulnerable to a wide range of natural hazards such as winter storms, severe thunderstorms, and floods. The area is also vulnerable to man made hazards such as chemical releases and Haz Mat spills. This mitigation plan was a collaboration of the above for mention counties with stakeholders from each jurisdiction. Historical data from the county as well as from the municipalities within the county to determine high and moderate risks and the plan revolves and those determined hazards. The Northern Piedmont Hazard Mitigation Plans has been prepared in coordination with FEMA region IV and the North Carolina Division of Emergency Management. The plan meets all applicable FEMA and state requirements for a hazard mitigation plan. If you choose not to approve the plan, then the city must draft its own and get approval from FEMA and North Carolina Emergency Management. Delaying in approval of this plan could jeopardize federal monies if a natural disaster strikes. All the municipalities including the town of Wentworth has adopted this plan. The fire department highly encourages approval of this plan.

RESOLUTION: NORTHERN PIEDMONT REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the City of Eden is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the City of Eden desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the City of Eden to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the City of Eden to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the City of Eden; and

WHEREAS, the City of Eden, in coordination with Caswell, Davie, Forsyth, Rockingham, Stokes, Surry and Yadkin Counties and the participating municipalities within those Counties has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency are reviewing the Northern Piedmont Regional Hazard Mitigation Plan for legislative compliance and will approve the plan pending the completion of local adoption procedures;

NOW, THEREFORE, BE IT RESOLVED that the City of Eden of Rockingham County hereby:

1. Adopts the Northern Piedmont Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted on June 21, 2022.

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

e. Approval and adoption of Budget Amendment #15.

Assistant Director of Finance Amy Winn wrote in a memo: The attached budget amendment allocates proceeds from a Governor's Crime Commission grant. The grant is for the purchase of civil disturbance response gear for the Police Department. This amendment increases the Police Grant and Police Safety Equipment line items.

	Account #	From	To	Amount
General Fund Revenues				
Police Grant - Governor's Crime Comm	10-3431-72000	\$ -	\$ 24,400.00	<u>\$ 24,400.00</u>
General Fund Expenditures				
Police Safety Equipment	10-4310-21300	\$ 37,500.00	\$ 61,900.00	<u>\$ 24,400.00</u>

Appropriates NC Governor's Crime Commission grant funds for the purchase of civil disturbance response gear.

Adopted and effective this 21st day of June, 2022.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

f. Approval and adoption of Budget Amendment #16.

Ms. Winn wrote in a memo: The attached budget amendment allocates grant proceeds from the Community Development Block Grant for Coronavirus Relief. This grant is to provide emergency rent, utility, and/or mortgage payments up to six months to vendors on behalf of the LMI households in partnership with United Way of Rockingham County. This grant was approved in December 2020 but expenditures were not incurred until FY 21-22.

	Account #	From	To	Amount
CDBG Fund Revenues				
CDBG - COVID	12-3329-32000	\$ -	\$ 900,000.00	<u>\$ 900,000.00</u>
CDBG Fund Expenditures				
CDBG - COVID	12-5510-50000	\$ -	\$ 900,000.00	<u>\$ 900,000.00</u>

Appropriates funds received from the Community Development Block Grant program for Coronavirus relief.

Adopted and effective this 21st day of June, 2022.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

g. Approval and adoption of Budget Amendment #17.

Minutes of the June 21, 2022 meeting of the City Council, City of Eden:

Ms. Winn wrote in a memo: The attached budget amendment allocates Water & Sewer fund balance to the Water & Sewer contingency line item for \$400,000. After estimating revenues and expenditures for the remaining of the fiscal year, it appears that the Water & Sewer fund expenditures may exceed the revenues. As a result, we need to appropriate necessary Water & Sewer fund balance to make sure we have sufficient funds available to cover the expenditures through June 30th. The major contributing factor is that Water Sales and Sewer Charges are lower than expected. Since this is based on estimates, it is possible that we will not need the entire \$400,000. The amount not used will be transferred back into the Water & Sewer fund balance at June 30, 2022.

	Account #	From	To	Amount
Water & Sewer Fund Revenues				
W/S Fund Balance Appropriated	30-3991-89100	\$ 796,100.00	\$ 1,196,100.00	<u>\$ 400,000.00</u>
Water & Sewer Fund Expenditures				
W/S Contingency	30-9990-99100	\$ 325,010.00	\$ 725,010.00	<u>\$ 400,000.00</u>
Appropriates W/S fund balance to cover shortfalls in revenues.				
Adopted and effective this 21st day of June, 2022.				
Attest:				
Deanna Hunt, City Clerk		Neville Hall, Mayor		

h. Approval and adoption of Budget Amendment #18.

Ms. Winn wrote in a memo: The attached budget amendment allocates Powell Bill fund balance to the Powell Bill Contracted Services line item. This budget amendment is necessary to cover the increase in asphalt costs for the spring street resurfacing contract.

	Account #	From	To	Amount
General Fund Revenues				
Fund Balance Appropriated - Powell Bill	10-3991-99300	\$ -	\$ 30,000.00	<u>\$ 30,000.00</u>
General Fund Expenditures				
Powell Bill Contracted Services	10-4515-39400	\$ 415,000.00	\$ 445,000.00	<u>\$ 30,000.00</u>
Appropriates fund balance from Powell Bill for spring paving contract due to increased costs.				
Adopted and effective this 21st day of June, 2022.				
Attest:				
Deanna Hunt, City Clerk		Neville Hall, Mayor		

i. Consideration of a request to apply for a Rural Transformation Fund grant.

Ms. Stultz wrote in a memo: The State of North Carolina has created a new source of money called the Rural Transformation Fund through the Coronavirus State Fiscal Recovery Funds. The fund is in the amount of \$48 million dollars. The amount potentially available to each eligible community is \$950,000. I would like to ask for permission to apply for the grant funds in the second cycle. The applications open up September 1, 2022. If you need any further information, please let me know.

A motion was made by Council Member Underwood to approve the Consent Agenda. Council Member Ellis seconded the motion. All members voted in favor. The motion carried, 7-0.

ANNOUNCEMENTS:

Mayor Hall said on behalf of the citizens, he appreciated all that Marketing and Special Events Manager Cindy Adams and her group put into Oink & Ale the previous weekend. It was as big a crowd as they had ever had there. People were lined up on Washington Street to try to get into the gate on Monroe Street. It was a great turnout and great event. He said Shaggin' on Fieldcrest was July 23 on Fieldcrest Road in front of the Mustard Seed Café. Jim Quick and Coastline would be playing. That was always a great turnout and a good event with a partnership between the Draper merchants and the City of Eden. He looked forward to seeing everyone there for that.

Council Member Ellis said he was happy for the recreation department and the great job they had done at the Mill Avenue (Draper) Pool for the citizens and people of Rockingham County and the surrounding areas. They took a pool that was 55 years old and they had received for \$1. Look at it now for a small amount of money. It was a beautiful sight for the citizens of Eden and Draper. He was really excited about that and the many lives and families it would bring together in that area of Eden. He congratulated Parks & Recreation. He thanked City Plumbing on a job well done. A small amount of money had been allocated to make it a beautiful place like it had been in the 1950s.

Mayor Hall said the July 4th celebration sponsored by the Kiwanis would be going on Monday, July 4 from 2 to 10 p.m., which ended with the fireworks display that was always a highlight of the year. He encouraged everyone to be in a place where they would catch the fireworks as well as visit Morehead High School stadium to hear the three bands that would be there all afternoon, along with games, rides and food. He encouraged everyone to go out for that. The 26th annual Fair Funeral Home Fun Fourth Parade would be that day at 9 a.m. People should line up at the funeral home. It was an event that started with a couple of kids and some wagons and now it was one of the premier events in the county. Everybody got excited about it, including the homeowners along the route. It was a short parade and a lot of fun. He encouraged that people get their costume and come out for that parade and get ready for the festivities that day.

Council Member Ellis noted that Jordan Woodall and Jadan Martin would be in Raleigh representing Morehead High School. They would be with State Representative Reece Pyrtle. It was an asset to the citizens for those young men to represent Eden.

Mayor Hall agreed and said they would serve as pages for a couple of weeks during the summer.

Council Member Underwood noted that they had recognized Eden Drug that night for 40 years in business. He thought it was a great thing. He knew for a fact that were businesses out there, one had been there 52 years and never been recognized. He would like the City to get with the businesses and have them let the City know that they had a service anniversary coming up so they could be recognized. He thought that was big. It was good PR for the City and for them. The City did not do privilege licenses anymore so it was hard to tell but they needed to come up with some way to get in touch with those businesses to let them know to do that.

ADJOURNMENT:

As there was no further business to discuss, a motion was made by unanimous consent to adjourn.

Respectfully submitted,

Deanna Hunt
City Clerk

ATTEST:

Neville Hall
Mayor